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Agenda No. 43
11/08/11

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: **PROJECT NUMBER TR070853-(2)**
VESTING TENTATIVE TRACT MAP NUMBER TR070853-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced subdivision to authorize a mixed-use, transit-oriented development consisting of 376 residential units and 17,180 square feet of commercial/retail space adjacent to the Green Line Aviation/LAX Station in the unincorporated community of Del Aire. At the completion of the hearing you indicated your intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

JOHN F. KRATTLI
Acting County Counsel

By *Keane*
PATRICIA KEANE
Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Richard D. Weiss
RICHARD D. WEISS
Acting Senior Assistant County Counsel

PK:vn

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NUMBER TR070853-(2)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. TR070853-(2) ("Vesting Map") on October 25, 2011, and November 8, 2011. The Vesting Map was heard concurrently with General Plan Amendment Case No. 2009-00002-(2) ("Plan Amendment"), Zone Change Case No. 2009-00002-(2) ("Zone Change"), Conditional Use Permit Case No. 2009-00024-(2) ("CUP"), and Parking Permit Case No. 2010-00008-(2) ("Parking Permit"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, Plan Amendment, Zone Change, CUP, and Parking Permit on February 16, 2011 and April 20, 2011.
2. The subdividers, Kroeze Family, LLC, Kroeze, Inc., and the County of Los Angeles Metropolitan Transportation Authority ("MTA") (collectively "subdividers") request the Vesting Map and related entitlements to create a two-lot, mixed-use subdivision on 5.9 gross acres with a total of 376 residential units, which include 264 condominium units and 112 apartment units, along with approximately 17,180 square feet of commercial/retail space and 667 parking spaces ("Project").
3. The Project site is located within both the unincorporated community of Del Aire in the County and in the City of Los Angeles ("City"), bounded by Aviation Boulevard to the west, West 116th and West 117th Streets to the south, Judah Avenue to the east, and the Metro Green Line Aviation/LAX Station ("Green Line Station") and Interstate 105 ("I-105") to the north. Approximately 3.2 acres are located within the unincorporated County area and the remaining 2.7 acres are located within the City.
4. The Plan Amendment is a related request to amend the land use designation in the Countywide General Plan ("General Plan") for the 3.2-acre portion of the Project site that is located within the unincorporated County from Category 1 (Low-Density Residential-1 to 6 Dwelling Units Per Net Acre) to Category 4 (High-Density Residential-22 or more Dwelling Units Per Net Acre); and to designate as Category 4 the 2.7-acre portion of the Project site that is located within the City, so that upon approval of the detachment of the incorporated portion of the Project site from the City, a General Plan designation consistent with the remainder of the Project site will be in place for the subject property. The portion of the Project site located within the City is currently designated as PF (Public Facilities) under the City's General Plan.
5. The Zone Change is a related request to change 0.9 acres from C-1 (Restricted Business) zone and 2.3 acres from R-1 (Single-Family Residence) zone to MXD-84U-DP (Mixed Use Development-84 Dwelling Units Per Net Acre-Development Program) zone; and to zone the 2.7-acre portion of the Project site

that is located within the City as MXD-43U-DP (Mixed Use Development-43 Dwelling Units Per Net Acre-Development Program) zone, so that upon approval of the detachment of the incorporated portion of the Project site from the City, a zoning designation consistent with the remainder of the Project site will be in place for the subject property. The portion of the Project site located within the City is currently zoned PF pursuant to the City's Planning and Zoning Code. The Development Program (-DP) overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

6. The CUP is a related request to authorize the development of a mixed-use residential and commercial/retail project in the MXD zone and to ensure consistency with the -DP overlay zoning on the 5.9-acre Project site. The CUP will restrict development to the Project shown on the approved site plan marked Exhibit "A," and will ensure that no other development will be permitted on the Project site unless a conditional use permit is first obtained.
7. The Parking Permit is a related request to authorize a maximum of 100 (or approximately 15 percent) of the 667 proposed parking spaces for the Project to be developed in a tandem configuration. The tandem spaces would only serve the residential uses in the Project.
8. The Vesting Map, CUP, and Parking Permit will not become effective until the proposed Plan Amendment and Zone Change are adopted by the Board and the Zone Change becomes effective. The development authorized for the portion of the Project site located within the City is contingent on the approval of the detachment of such portion from the City by the Local Agency Formation Commission for the County of Los Angeles ("LAFCO").
9. The Project is designed to be developed in two phases. Phase 1 will develop Lot 1, which is located in the unincorporated County, and Phase 2 will develop Lot 2, which is located in the City. Although designed to be a unified Project, it is intended that each lot be designed and developed to allow for stand-alone development in the event that either lot (or some portion thereof) is not developed.
10. Regional access to the Project site is provided by the I-105 and Interstate 405 ("I-405") freeways, which are located to the north and east of the Project site, respectively. Immediate access from the west to the Project site is provided by Aviation Boulevard, from the south by West 117th Street, and from the east by Judah Avenue.
11. The Project site is approximately 5.9 gross acres (5.78 net acres) in size, rectangular in shape with flat terrain, and is currently divided approximately in half by West 116th Street. The portion of West 116th Street bisecting the Project site is located within the City and would be vacated to accommodate Phase 2 of the Project. Prior to the development of Phase 2, West 116th Street will continue

to be used as a public right-of-way to access the other portion of the Project site. The Project site is currently developed with 11 residences (seven single-family homes and two duplexes), a commercial structure, a motel, and a surface parking lot. The existing development will be demolished as part of the Project.

12. The subdividers' site plan, labeled Exhibit "A" for the Vesting Map and the CUP, depicts a two-lot subdivision with a total of 376 residential units and 17,180 square feet of commercial/retail space on the Project site. Each lot contains multi-story buildings to accommodate the residential units and commercial/retail space. Lot 1 is 3.2 acres in size and Lot 2 is 2.7 acres in size. There are 264 condominium units and 412 parking spaces located within Lot 1; and 112 apartment units, 255 parking spaces, and 17,180 square feet of commercial/retail space within Lot 2. A total of three buildings and a parking structure are proposed on the Project site. The height of the buildings facing north and east range from two to five stories. The maximum height of the proposed buildings is 72 feet. The site plan depicts 667 parking spaces and 117,731 square feet of open space. Vehicular access to the Project site will be provided by Aviation Boulevard, which is a County-designated secondary highway with 75 feet of right-of-way. Pedestrian access to the Project site is provided along Aviation Boulevard, 117th Street, and Judah Avenue to the west, south, and east, respectively. A transit plaza is depicted on the northern portion of the property and provides access from the Project and Aviation Boulevard to the Green Line Station. The transit plaza contains amenities such as seating areas and landscaping. Project conditions of approval require that pedestrian access be depicted from 116th Street through the Project site to allow access to the Green Line Station without requiring pedestrians to walk around the perimeter of the Project site. The access as proposed is adequate to serve the proposed subdivision as depicted on the approved Vesting Map.
13. The Project site is designated as Category 1 on the General Plan Land Use Policy Map and as PF in the City's General Plan. This approval is contingent upon the Board's approval of the related Plan Amendment to amend the 3.2-acre portion of the Project site located within the County unincorporated area to Category 4 (High-Density Residential) and designate the 2.7-acre portion of the Project site located within the City also as Category 4 (High-Density Residential), in place of its current PF designation under the City's General Plan. Upon approval of the detachment of the incorporated portion of the Project site from the City, a General Plan designation consistent with the remainder of the Project site will be in place for the subject property. The Project is consistent with the proposed land use classification.
14. Approximately 0.9 acres of the Project site is zoned C-1, 2.3 acres is zoned R-1, and 2.7 acres located within the City is zoned PF pursuant to the City's Planning and Zoning Code. The detachment of territory from the City will require the subsequent action of LAFCO. Upon LAFCO approval of the detachment of the

incorporated portion of the Project site from the City, a zoning designation consistent with the remainder of the Project site will be in place for the subject property.

15. The surrounding properties are zoned as follows:
 - North: PF and Los Angeles International Airport ("LAX") within the City of Los Angeles;
 - South: R-1;
 - East: R-1; and
 - West: MU-N (Urban Mixed Use North) within the City of El Segundo.
16. Surrounding land uses within 500 feet of the Project site are as follows:
 - North: Metro Green Line Aviation/LAX Station, a bus transfer station, and a park-and-ride lot;
 - South: Single-family residences, a motel, and a liquor store;
 - East: Single-family residences; and
 - West: Utility, industrial, parking uses, and a railroad.
17. The Project site is located partially within the airport influence area established for LAX. Section 21676.5 of the Public Utilities Code ("PUC") requires that projects within the airport influence area be reviewed by the County Airport Land Use Commission ("ALUC") to determine if the Project is consistent with the County's Comprehensive Airport Land Use Plan ("CLUP"). Pursuant to section 21676(b) of the PUC, ALUC reviewed the Project on May 5, 2011, and determined the Project to be consistent with CLUP.
18. Prior to the Commission's public hearing, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act ("CEQA"). Based on the Initial Study, staff of the County Department of Regional Planning ("Regional Planning") determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the Project because the Initial Study identified potentially significant effects that the Project would have on the environment.
19. On June 6, 2009, an EIR scoping meeting was held in the Del Aire community to receive input from local residents on potential environmental concerns related to the Project. During the scoping process, the community and agencies raised concerns regarding land use compatibility, air quality, noise, and local circulation.
20. The subdividers met with the California Department of Transportation ("Caltrans") to discuss Project design and development. Two Project design workshops were held in May and June 2009 with the subdividers, Caltrans, and local municipal bus service providers to address compatibility between the railroad station, the bus terminal, the park-and-ride lot, and the Project.

21. On January 26, 2010, the subdividers met with local residents and members of the Del Aire Neighborhood Association ("Neighborhood Association") to discuss design alternatives, the entitlement process, and status of the hearing.
22. Based on the Initial Study and the comments received during the scoping process, a Draft EIR was prepared for the Project. The Draft EIR was circulated for public comment for a period of 45 days, beginning on January 11, 2011, and ending on February 24, 2011. After the public comment period ended, a Final EIR was prepared with responses to comments received during the public comment period. The Final EIR identified mitigation measures necessary to ensure that the Project will not have a significant effect on the environment. Such measures have been included in the Mitigation Monitoring and Reporting Program ("MMRP") that was prepared for the Project. The Final EIR concluded that after implementation of the mitigation, the Project would nevertheless result in significant and unavoidable environmental impacts that would require the adoption of a Statement of Overriding Considerations ("SOC"). Construction of the Project would result in short-term direct and cumulative significant and unavoidable impacts related to particulate matter 10 micrometers or less and particulate matter 2.5 micrometers or less emissions. The Project would also result in long-term significant impacts related to developing residential land uses in an exterior noise environment that exceeds 65 CNEL.
23. On February 16, 2011, a duly-noticed public hearing session was opened before the Commission. The Commission heard a presentation from staff and testimony from representatives of the subdividers and members of the public. Two additional persons testified in favor of the Project, and three local residents testified with concerns regarding the proposed access to the Project site and the density of the development.
24. At the conclusion of the February 16, 2011 hearing session, the Commission directed the subdividers and Regional Planning staff to conduct a meeting in the Del Aire community to receive additional input from local residents. There being no further testimony or discussion, the Commission continued the public hearing to April 20, 2011, to provide time for the staff and subdividers to hold the community meeting, to prepare the Final EIR, and to prepare draft findings and conditions for the Commission's consideration and action on the Vesting Map and related entitlements.
25. On March 26, 2011, a community meeting was held at Del Aire County Park located at 12601 South Isis Avenue in Hawthorne and included representatives from Regional Planning, the County Department of Public Works ("Public Works"), the County Fire Department ("Fire Department"), and the subdividers representatives. A total of 128 meeting notices were sent to the Del Aire community on March 10, 2011.

26. At the March 26, 2011 community meeting, Regional Planning staff began the meeting with a description of the entitlements requested and process status, and the staff presentation was followed by a presentation by the architect for the Project. The Project's traffic engineer followed with a description of the Project's traffic features and addressed an alternative to the proposed West 117th Street cul-de-sac that was suggested in a letter submitted by the Neighborhood Association at the February 16, 2011 Commission public hearing session. The Neighborhood Association's main concern was that Project-related traffic would increase the traffic on Judah Avenue, a four-lane road with no traffic signals or stop signs. However, the Draft EIR considered the West 117th Street cul-de-sac alternative to be infeasible based on several reasons, including that the street closure would divert traffic to nearby streets, would be in conflict with the regulations regarding street closures provided in the California Vehicle Code, and would impede emergency vehicle access to the community. The traffic engineer presented an alternative to address the Neighborhood Association's concerns, which involved an extension of the existing curb on the northwest corner of the intersection between West 117th Street and Judah Avenue. The curb extension would preclude vehicular access to the Project site for traffic coming west from West 117th Street and north from Judah Avenue, and would lower the number of Project-related vehicular trips to the surrounding neighborhood.
27. At the March 26, 2011 community meeting, 69 local residents attended the meeting and 20 residents testified regarding the Project. Concerns raised included impacts to facilities such as libraries and schools, impacts on existing infrastructure such as water pressure, impacts to traffic, including increased demand for on-street parking and increased traffic on the neighborhood streets, lack of need for additional housing in the area, increased density, and lack of neighborhood compatibility.
28. At the April 20, 2011 Commission's public hearing session, the Commission heard a presentation from staff and testimony from representatives of the subdividers and the Neighborhood Association. Staff reported that additional correspondence from the City of El Segundo was received on April 19, 2011, expressing concern about the Project's impacts to the intersection of El Segundo Boulevard and Aviation Boulevard and the adequacy of responses to comments in the Final EIR. The subdividers traffic engineer testified and addressed the City of El Segundo's concern regarding traffic impacts, and the Commission found the explanation satisfactory.
29. Prior to the closing of the Commission's public hearing on the Project, the following written correspondence regarding the project was received: (1) a letter from the Neighborhood Association dated February 7, 2011, requesting that a hearing be held in the Del Aire neighborhood, that West 117th Street be modified to a cul-de-sac, and that pedestrian access to the Project site at West 116th Street be eliminated; (2) a letter from the subdividers' representative, Charles J. Moore of Cox, Castle & Nicholson dated February 10, 2011, in support of the Project; (3) a letter from the co-subdivider MTA dated February 10, 2011, in

support of the Project; (4) an email from a local resident dated March 26, 2011, expressing concerns regarding the Project including parking, traffic, school capacity, and utilities capacity, among other issues; and (5) an email from a local resident dated March 30, 2011, expressing concerns about parking.

30. There being no further testimony, the Commission closed the public hearing, certified the EIR, and adopted the Findings of Facts and Statement of Overriding Considerations ("Findings and SOC") and the MMRP. The Commission found that the benefits of the transit-oriented, mixed-use development located in proximity to public transit and employment centers that revitalizes an underutilized urban site outweighs the significant unavoidable impacts related to construction air quality and the exterior noise environment. The Commission also approved the Vesting Map and related entitlements subject to the conditions recommended by staff as modified during the Commission's hearing, and recommended approval of the Plan Amendment and Zone Change to the Board.
31. Pursuant to section 22.60.230(B)(2) of the Los Angeles County Code ("County Code"), because the Project approvals included a recommendation by the Commission to the Board on the Plan Amendment and Zone Change, the Vesting Map, CUP, and the Parking Permit were called up for review by the Board concurrently with the request for the Plan Amendment and Zone Change.
32. The Board opened a duly-noticed public hearing on the Project on October 25, 2011. The Board heard presentations from Regional Planning staff and the subdividers, along with testimony in support of the Project from the president of the Neighborhood Association, the subdividers' consultant, and a representative from Northrop Grumman. There were six other comments from the public that either raised concerns about the Project or were otherwise opposed to the Project. The concerns raised included: (a) safety of pilots at the nearby airport; (b) parking for the nearby park-and-ride lot; (c) parking impacts on the surrounding neighborhood as a result of the Project; and (d) the Zone Change and changed nature of the single-family residential community.
33. The Board continued the public hearing to November 8, 2011, to allow the subdividers the opportunity to revise the Project design to address concerns raised by the community. These design changes included redesigning vehicular ingress and egress from 117th Street, reducing the number of residential units, restricting retail uses only to the lot that interfaces with the transit station, and eliminating underground parking on Lot 1. The continuance also allowed for additional information to be gathered regarding the establishment of a parking district in the surrounding neighborhood and for the preparation of any necessary revisions to the Final EIR.
34. At the November 8, 2011 Board public hearing session on the Project, Regional Planning staff testified as to several design changes made by the subdividers to address the community's concerns. The changes included: (a) a reduction in the number of residential units from the originally proposed 390 units to 376 units;

(b) the limitation that retail uses will only be developed on the lot that interfaces with the transit station; (c) the elimination of the driveway off of West 117th Street; and (d) the elimination of the underground parking on the southern lot. Regional Planning staff also presented the option to establish a parking district in the surrounding neighborhood to prevent overflow parking from the adjacent park-and-ride lot. Additional analysis was done and concluded that the changes would not result in any new or increased environmental impacts. A member of the community raised on-going concerns about parking, and another member of the community mentioned a concern about tap water quality.

35. The Board finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan, as amended by the proposed Plan Amendment. The Board further finds that the Project increases the supply and diversity of housing and promotes the efficient use of existing public services and infrastructure by locating new development within an established urban area.
36. The Board finds that the Project is consistent with the surrounding area in the unincorporated community of Del Aire.
37. The Board finds that the Project is compatible with surrounding land use patterns because its location allows the efficient use of existing infrastructure and services. The Project places mixed use residential and commercial/retail space adjacent to a transit station and supports State and County efforts to provide workforce housing near major employment centers and transit stations, to address global climate change, to increase use of public transportation, to decrease air pollution, and to contribute to the conservation of energy. Design features such as building orientation and inclusion of a mix of housing and commercial uses complement and protect surrounding uses. The Project site's location within an urbanized area, surrounded by major commercial uses and regional employment centers, as well as its proximity to well-developed transit corridors, makes the Project site ideal for redevelopment with higher density residential uses and complementary commercial/retail uses.
38. The Board finds that the Project must comply with the County Low-Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to issuance of a building permit, or alternatively, must comply with State law regarding those issues in the event that any or all of the above-referenced County ordinances are repealed.
39. The Board finds that the Project is subject to the requirements of the MXD zone. The Project is consistent with the uses allowed within the MXD zone and with the following standards: required area, design features, open space, landscaping, building design, residential density, utilities, and access. In accordance with section 22.40.520B of the County Code, the Board allows the following standards to be applicable in the MXD zone through the CUP:

- A. Lot No. 1: to allow a floor area ratio of 2.08.
 - B. Lot No. 1: to allow building coverage of 63 percent.
 - C. Lot Nos. 1 and 2: to allow the following changes in parking standards:
 - 1. Studio condominium: one covered parking space per unit;
 - 2. One-bedroom condominium: one covered parking space per unit;
 - 3. One-bedroom apartment: one covered parking space per unit;
 - 4. Two-bedroom apartment: 1.76 covered parking spaces per unit; and
 - 5. To allow a maximum of 48 uncovered parking spaces on Lot 1.
 - D. Lot Nos. 1 and 2: to allow the following standards for building identification signs:
 - 1. Building identification signs located on the building elevations facing Aviation Boulevard (west) and transit plaza (north) shall not exceed the size depicted on the approved Conceptual Signage Program; and
 - 2. Building identification signs located on the building elevations facing West 117th Street and Judah Avenue shall be limited to a maximum of five percent of such building façade.
40. The Board finds that the subdividers have submitted a development program consisting of a site plan and progress schedule, which complies with the requirements of section 22.40.050 of the County Code.
41. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdividers and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to the public convenience, welfare, or development needs of the area.
42. The Board finds that as depicted on the approved Exhibit "A," the Project is designed and arranged such that the development will be attractive, adequately buffered from adjacent uses, and will be in keeping with the character of the surrounding area.

43. The Board finds that the Project site is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures as shown on the site plan and Vesting Map.
44. The Board finds that the Project site is physically suitable for the type of development being proposed, as the property is relatively level, has access to a County-maintained street of sufficient size and capacity, will be served by public sewers, water supplies, and facilities necessary to meet anticipated domestic and fire protection needs, will have flood and geological hazards mitigated in accordance with the requirements of Public Works, and is of appropriate size to adequately fit the proposed development in compliance with MXD zone standards.
45. The Board finds that compatibility with surrounding land uses will be ensured through the Plan Amendment, Zone Change, CUP, and the Parking Permit.
46. The Board finds that there is no evidence that the Project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project site.
47. The Board finds that the design of the Project and the type of improvements will not cause serious public health problems since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
48. The Board finds that the design of the Project and the proposed improvements will not result in significant environmental damage or significant and avoidable impacts to fish or wildlife or their habitat. The Project site is not located within a significant ecological area and does not contain any stream courses or high value riparian habitat.
49. The Board finds that the design of the Project provides for, to the extent feasible, future passive or natural heating or cooling opportunities therein.
50. The Board finds that the division and development of the Project in the manner set forth in the Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this Vesting Map since the design and development as set forth in the conditions of approval and shown on the Vesting Map provide adequate protection for such easements.
51. Consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, the Board finds that the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.

52. The Board finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
53. The Board finds that the Project is consistent with the County's General Plan and the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources.
54. The Board finds that the Project is adequately served by the necessary public and private service facilities. Domestic water will be provided to the Project site by Golden State Water Company. Sanitary sewer service will be provided by Los Angeles Sanitation District 5. Gas utilities will be provided by Southern California Gas Company and electricity will be provided by Southern California Edison Company. Telephone service will be provided by AT&T. The Project is within the boundaries of the Wiseburn School District and the Centinella Valley Union High School District.
55. The Vesting Map was submitted as a "vesting" tentative map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code (Subdivision Ordinance).
56. The Board finds that the subdividers shall be subject to the County Library Facilities Mitigation Fee pursuant to Chapter 22.72 of the County Code, calculated based on the Project's 376 units.
57. The Board finds that a Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board reviewed and considered the Final EIR, along with its associated MMRP and Findings and SOC, and found that it reflects the independent judgment of the Board. The Findings and SOC are incorporated herein by this reference, as if set forth in full.
58. The Board finds that after considering the Final EIR and the MMRP together with any comments during the public review process, on the basis of the whole record before it, with the mitigation measures set forth and carried out through the MMRP, and other than the environmental impacts set forth in the Findings and SOC, there is no substantial evidence that the Project would have a significant effect on the environment.
59. The Board finds that an MMRP consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for the Project.
60. The Board finds that the MMRP prepared in conjunction with the Final EIR identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project.

61. Approval of this Project is conditioned on the subdividers compliance with the attached conditions of approval, the MMRP, and the conditions of approval for the CUP and the Parking Permit.
62. The Board finds that this Project is subject to the provisions of section 711.4 of the California Fish and Game Code and the regulations of the California Department of Fish and Game.
63. The location of the documents and other materials constituting the record of proceedings on which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Major Projects Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the EIR for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the EIR and that the EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; and finds that on the basis of the whole record that the significant adverse effects of the Project, as described in the EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological, or other considerations of the Project as stated in the attached Findings and SOC for the Project;
2. Certifies that the MMRP for the Project is adequately designed to ensure compliance with the mitigation measures during Project implementation;
3. Certifies that it adopted the EIR, the Findings and SOC, and the MMRP at the conclusion of the public hearing; and
4. Approves Vesting Tentative Tract Map No. TR070853-(2), subject to the attached conditions.

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER TR070853-(2)

1. The subdivider shall conform to the applicable requirements of the Los Angeles County Code ("County Code") Title 21 (Subdivision Ordinance) and Title 22 (Planning and Zoning Ordinance), including the requirements of the MXD-84U-DP (Mixed Use-84 Dwelling Units per Net Acre-Development Program) zone for Lot 1; and the MXD-43U-DP (Mixed Use-43 Dwelling Units per Net Acre-Development Program) zone for Lot 2. The subdivider shall also conform to the requirements of Conditional Use Permit No. 2009-00024-(2) ("CUP") and Parking Permit No. 2010-00008-(2) ("Parking Permit"), approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with approval of this Vesting Tentative Tract Map No. 070853-(2) ("Vesting Map").
2. Unless otherwise apparent from the context, the term "subdividers" shall include the applicant or any successor in interest, the owner of the property, and any other person, corporation, or entity making use of this grant.
3. Unless otherwise apparent from the context, the "date of final approval" shall mean the date the grant becomes effective pursuant to sections 21.56.010 and 22.60.260 of the County Code.
4. In conjunction with the CUP, this land division is approved in a Development Program (-DP) zone as a two-lot, mixed-use development on 5.9 gross acres with a total of 376 residential units, which include 264 condominium units and 112 apartment units, along with approximately 17,180 square feet of commercial/retail space.
5. Approval of the final map is contingent upon the following:
 - A. Adoption by the Board of General Plan Amendment Case No. 2009-00002-(2) ("Plan Amendment"), changing the 3.2-acre portion of the Project site that is located within the unincorporated County area from the Countywide General Plan ("General Plan") Category 1 (Low-Density Residential-1 to 6 Dwelling Units per Net Acre) to Category 4 (High-Density Residential-22 or More Dwelling Units per Net Acre), and designating as Category 4 the 2.7-acre portion of the Project site that is located within the City of Los Angeles ("City") pending detachment of the incorporated portion of the Project site from the City.
 - B. Adoption by the Board of Zone Change Case No. 2009-00002-(2) ("Zone Change") changing 0.9 acres from C-1 (Restricted Business) zone and 2.3 acres from R-1 (Single-Family Residence) zone to MXD-84U-DP zone, and changing the 2.7-acre portion of the Project site that is located within the City to the MXD-43U-DP zone pending detachment of the incorporated portion of the Project site from the City.

- C. For Phase 2 approval, approval of a jurisdictional boundary change by the Local Agency Formation Commission for the County of Los Angeles ("LAFCO") to authorize the detachment of the 2.7-acre portion of the Project site from the City and annexation into unincorporated County area, as depicted on the approved Vesting Map.
6. The subdivider is granted permission to record multiple final maps in the two designated phases: (a) Phase 1, which includes Lot 1 located in the unincorporated County, and (b) Phase 2, which includes Lot 2 located in the City. The boundaries of the final unit maps shall be to the satisfaction of the County Department of Public Works ("Public Works") and the County Department of Regional Planning ("Regional Planning"). Each final unit map to record shall comply on its own, or in combination with previously recorded maps, with the open space, lot area, and all other requirements of the General Plan, the Planning and Zoning Ordinance, the CUP, and the Parking Permit.
 7. The subdivider shall comply with all mitigation measures identified in the attached Mitigation Monitoring and Reporting Program ("MMRP"), which is incorporated herein in its entirety by reference.
 8. Within 30 days of the date of final approval of the Project, the subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report ("EIR") for this Project with the Registrar-Recorder/County Clerk ("County Recorder"). Prior to the recordation of the covenant and agreement, the subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval.
 9. Prior to approval of any final map, the subdivider shall submit evidence that the MMRP and the conditions of approval of the associated CUP and the Parking Permit have been recorded with the office of the County Recorder.
 10. Within three days of the date of final approval, the subdivider shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this Project and its entitlements in compliance with section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code, the subdivider shall pay the fee in effect at the time of the filing of the NOD, as provided for in section 711.4, which is currently \$2994 (\$2919 for the EIR plus a \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
 11. The following mitigation measure shall be completed to the satisfaction of Regional Planning prior to the issuance of the applicable grading permit for the activities described therein:

MM 6.1-6 Prior to issuance of a grading permit, the Project shall be reviewed by the County Metropolitan Transportation Authority ("MTA") to ensure that construction of tiebacks per Specifications section 2162-Tieback Anchors, drainage, fencing, and other issues, including safety, associated with, and which may have an impact on, the railroad right-of-way are addressed and that Project plans comply with MTA Design Criteria, section 5 Structural, and Volume III Adjacent Construction Design Manual. The Rail Division Transportation Manager and Rail Operations Control, as well as the MTA Bus Operations Control Special Events Coordinator, and applicable municipal bus service operators shall be contacted prior to commencement of construction activities that could impact MTA facilities or transit corridors for the purposes of coordination and to determine whether any construction-related permits are required.

12. The following mitigation measure shall be completed to the satisfaction of Regional Planning prior to the approval of any final map:

MM 6.3-1 Prior to the clearance of the final map by the County Department of Parks and Recreation ("Parks and Recreation"), the Project applicant shall provide Parks and Recreation with an in-lieu fee payment to meet the parkland obligation calculated by Parks and Recreation for the Project in accordance with the County Parkland Dedication Ordinance.

13. The subdivider may adjust lot lines on the final map to the satisfaction of Regional Planning and Public Works.
14. Prior to approval of any final map, the subdivider shall record an aviation easement for the portion of the Project site located within the airport influence area, as described in the County's Comprehensive Airport Land Use Plan. The easement shall require that disclosures be provided to prospective buyers and renters to ensure that they are informed of the noise levels and land use restrictions associated with the property's proximity to the Los Angeles International Airport ("LAX"). The subdivider shall submit a draft copy of the easement to Regional Planning for review and approval prior to recording such easement.
15. The subdivider shall provide at least 50 feet of street frontage on all lots.
16. The subdivider shall depict 116th Street, Judah Avenue, 117th Street, and Aviation Boulevard as dedicated streets on the final map.
17. The subdivider shall dedicate to the County on the final map the right to restrict access directly to Aviation Boulevard from all abutting lots. Such restriction of access shall be to the satisfaction of Regional Planning and Public Works.

18. The subdivider shall submit a copy of any and all project Covenants, Conditions, and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to any final map approval. Any provision in the conditions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning. The subdivider shall provide a copy of the recorded CC&Rs to Regional Planning upon recordation.
19. The subdivider shall label any and all interior driveways as "Private Driveway and Fire Lane" on the applicable final map. The subdivider shall provide for the posting of all private driveways and fire lanes with "No Parking-Fire Lane" signage, as well as provide for the continued enforcement and maintenance of the private driveways and fire lanes in the CC&Rs to the satisfaction of Regional Planning.
20. A final parcel map is required for this land division. A waiver is not allowed.
21. The subdivider shall construct or bond with Public Works in an amount and form satisfactory to Public Works for "Private Driveway and Fire Lane" paving in widths as shown on the approved Exhibit "A," dated August 18, 2011, or a revised Exhibit "A" approved by the Director of Regional Planning ("Director"), to the satisfaction of Regional Planning and the County Fire Department ("Fire Department").
22. The subdivider shall establish a method in the CC&Rs for the continuous maintenance of all common areas, including driveways, landscaping, lighting systems, all common areas along walkways, and any outdoor seating areas to the satisfaction of Regional Planning.
23. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the Project to use the internal driveway system for access and to use the guest parking spaces throughout the subdivision.
24. The subdivider shall establish in the CC&Rs that the Homeowners Association ("HOA") shall be responsible for ensuring removal of graffiti or other extraneous marking not permitted as part of the Project, and the CC&Rs shall detail a method for removal of the graffiti or extraneous markings. The graffiti control protocol shall include, but shall not be limited to, the requirement that in the event such extraneous markings occur, the HOA shall ensure that said markings, drawings, or signage are removed or covered within 24 hours of such occurrence, weather permitting, and that paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
25. The subdivider shall develop and maintain the site in substantial compliance with the approved Exhibit "A," dated August 18, 2011, or a revised Exhibit "A" approved by the Director.

26. The subdivider shall place a note or notes on the applicable final map to the satisfaction of Regional Planning and Public Works, that Lot 2 in this subdivision is approved as a condominium project for 264 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
27. The subdivider shall remove all existing structures on the Project site. Prior to obtaining approval of the applicable final map, the subdivider shall submit to Regional Planning a copy of the demolition permit or other proof of removal satisfactory to Regional Planning that these structures have been removed.
28. The subdivider shall comply with the County's Green Building, Low-Impact Development, and Drought-Tolerant Landscaping ordinances prior to building permit issuance or, in the event that any or all of the above-referenced County ordinances are repealed, State law and regulations regarding green building, drought-tolerant landscaping, and low-impact development shall apply.
29. The subdivider shall plant one 15-gallon tree for every 5,000 square feet of developed area (for a total of at least 50 trees), where at least 65 percent of such trees shall be of the type identified on Regional Planning's drought-tolerant plant list. Existing on-site trees of any species with trunks that are greater than or equal to six inches in diameter may count towards this requirement. The subdivider shall post a bond with Public Works or provide other proof to the satisfaction of Regional Planning that the required trees will be planted.
30. Prior to obtaining any building permit for the development of the Project, the subdivider shall pay a fee to the County Librarian pursuant to Chapter 22.72 of the County Code in an amount set forth in said chapter at the time of payment and provide proof of such payment to Regional Planning.
31. The subdivider shall depict vehicular access to the Project site through 116th Street, a public street, for the Phase 1 final map for Lot 1.
32. Prior to the Phase 2 final map approval for Lot 2, the subdivider shall vacate portions of the right-of-way on 116th Street to allow construction of the private driveway and fire lane.
33. Prior to recordation of the Phase 2 final map for Lot 2, the subdivider shall provide reciprocal easements for ingress and egress over shared or common driveways to ensure access to Lot 1. The subdivider shall submit a copy of the easement to be recorded to Regional Planning for review and approval prior to recordation of the easement.
34. No grading permit for the Project may be issued prior to any final map approval unless otherwise authorized by the Director and Public Works.

35. The subdivider shall comply with the County's drought-tolerant landscaping and low-impact development requirements of Chapter 22.52, Parts 21 and 22 of the County Code, unless otherwise waived or modified by Public Works, or as otherwise provided in applicable law, including requirements that: (a) a minimum of 75 percent of the total landscaped area on the subject property shall contain plants from Regional Planning's drought-tolerant plant list; (b) grass or turf shall not exceed a maximum of 25 percent of the total landscaped area for the Project, which grass or turf shall be water efficient, shall not be planted in strips less than five feet wide, and shall consist of no more than 5,000 square feet of the total landscaped area; and (c) plants with similar water needs shall be grouped together. All development on the Project site pursuant to this grant and related entitlements shall comply with said regulations.
36. As agreed to by the subdivider, the subdivider shall provide \$220,000 for community circulation improvements in proximity to the Project site including, but not limited to, improvements to 117th Street and Judah Avenue. A dedicated interest-bearing fund or other similar deposit method shall be established to the satisfaction of Public Works and Regional Planning prior to any final map approval.
37. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County, its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or the related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 66499.37 or any other applicable statute of limitations period. The County shall notify the subdivider of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
38. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of \$5,000 from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider in accordance with section 2.170.010 of the County Code.

39. Except as modified herein, the subdivider shall also comply with all of the conditions set forth in the attached reports recommended by the Subdivision Committee, which committee consists of Regional Planning, Public Works, Fire Department, Parks and Recreation, and County Department of Public Health. The reports are incorporated herein in their entirety by reference.

Attachments:

Mitigation Monitoring and Reporting Program (pages 1-28)
Subdivision Committee Reports (pages 1-24)

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Geotechnical (Section 3.1 of the Draft EIR)				
MM 3.1-1 The design and construction of the Project shall comply with the County of Los Angeles Building Code and/or any other applicable building codes and standards to the satisfaction of the Los Angeles County Department of Public Works.	Regular plan check and Site inspection	Prior to issuance of grading permit(s) and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works
MM 3.1-2 All grading activities as well as the design and construction of the Project shall comply with the specific recommendations and requirements provided in a comprehensive geotechnical report, subject to approval by the Los Angeles County Department of Public Works.	Submittal and approval of geotechnical report and Regular plan check and Site inspection	Prior to issuance of grading permit(s) and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works
Flood (Section 3.2 of the Draft EIR)				
MM 3.2-1 The Project shall implement storm water quality Best Management Practices (BMPs) in accordance with the Los Angeles County Department of Public Works (LACDPW)'s current <i>Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP)</i> and <i>Low Impact Development (LID) Standard Manual</i> to the satisfaction of LACDPW. Proposed BMPs shall require that: <ul style="list-style-type: none"> All on-site storm drains shall have catch basin inserts or equivalent technologies to filter hydrocarbons, trash, heavy metals, sediments, and organics; All storm drains shall be stenciled with "Warning! Drains to Ocean" notes and symbols per NPDES BMP standards, or as approved by the LACDPW; Rooftop runoff shall be conveyed through planter or approved equivalent per Los Angeles County LID for filtration prior to entering a public storm drain; and Two underground infiltration systems shall be installed beneath the proposed Project by phases. 	Submittal and approval of final drainage plan and Maintain log demonstrating compliance with NPDES requirements and Site inspection	Prior to issuance of grading permit(s), during construction, and during operation	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>The Phase 1 system will capture the post-development LID volume of 5,227 cubic feet and shall provide the required detention volume of 657 cubic feet. The Phase 2 system will capture the post-development LID volume of 6,099 cubic feet and shall provide the required detention volume of 644 cubic feet.</p>				
<p>MM 3.2-2 The Project shall include: (1) the use of the existing Los Angeles County Flood Control District 8-foot by 10 ¾-foot RCB known as Dominguez Channel; (2) catch basins and storm drains designed for the allowable Q. No increase in Q will be allowed for the existing RCB and improvement plans shall be reviewed, satisfied and approved by the County of Los Angeles Department of Public Works (LACDPW). Specifically, the Project shall:</p> <ul style="list-style-type: none"> Retain 12 existing catch basins, remove 5 on-site existing catch basins, relocate 1 on-site existing catch basin, and install 5 new on-site catch basins with filter inserts; Retain existing concrete gutters where feasible and install new 4-foot concrete gutters along new and/or reconfigured interior roadways and parking areas; During Phase 1, install a new private storm drain from the on-site parking area, from the proposed underground infiltration and detention system, connecting to the south side of the existing Los Angeles County Flood Control District 8-foot by 10 ¾-foot RCB; During Phase 2, install new storm drains from the on-site parking area, from the proposed underground infiltration and detention system, and connect to the north side of the existing 8-foot by 10 ¾-foot RCB. Off-site improvements are subject to the discretion of the proper permitting authority, including Caltrans for any improvements to the Caltrans Off-Site Project Area, or other jurisdictions for improvements within their right-of-way. 	<p>Submittal and approval of final drainage plan and</p> <p>Maintain log demonstrating compliance with NPDES requirements and</p> <p>Site inspection</p>	<p>Prior to issuance of grading permit(s) and during construction</p>	<p>Project Applicant and Construction Contractor</p>	<p>Los Angeles County Department of Public Works</p>

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures		Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 3.2-3	All proposed storm drains and other storm water management features specified in the <i>Drainage Concept, Hydrology, SUSMP, and LID Analysis for Vesting Tentative Tract Map No. 070853</i> prepared by Land Design Consultants, Inc. shall be designed and implemented to meet NPDES Permit/SUSMP requirements and the County LID requirements, subject to review and approval by the Los Angeles County Department of Public Works.	Submittal and approval of final drainage plan and Maintain log demonstrating compliance with NPDES requirements and Site inspection	Prior to issuance of grading permit(s), during construction, and during operation	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works and Los Angeles Regional Water Quality Control Board
MM 3.2-5	The Project Applicant shall obtain a construction permit from the Los Angeles County Flood Control District (LACFCD) for all Project components that affect existing LACFCD facilities.	Acquire construction permit	Prior to issuance of grading permit(s) and during construction	Project Applicant	Los Angeles County Flood Control District
MM 3.2-6	The Project Applicant shall obtain an encroachment permit from California Department of Transportation (Caltrans) for construction activities within the off-site, Caltrans-owned property.	Acquire encroachment permit	Prior to issuance of grading permit(s) for Caltrans-owned property	Project Applicant	Los Angeles County Department of Public Works and Caltrans
Fire (Section 3.3 of the Draft EIR)					
MM 3.3-1	The Project shall comply with all applicable <i>Los Angeles County Code Title 32</i> and Ordinance requirements regarding fire prevention and suppression measures, and/or measures approved or required by the Fire Chief, including construction materials, building access and evacuation routes, automatic fire extinguishing systems, standards for multi-family housing and commercial land uses, site access/fire lanes, hydrants water availability, and fire flows and pressures, among other requirements to the satisfaction of the Los Angeles County Fire Department (LACFD). Prior to issuance of building permits, Project Applicant shall submit all necessary plans and materials to the LACFD for review and approval.	Regular plan check and Site inspection	Prior to the issuance of building permits and during construction	Project Applicant and Construction Contractor	Los Angeles County Fire Department

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>MM 3.3-2 Prior to issuance of building permits, the Project Applicant shall demonstrate to the County of Los Angeles Department of Public Works and the Los Angeles County Fire Department (LACFD) that the Project includes appropriate infrastructure to ensure adequate water and fire flow infrastructure and compliance with Los Angeles County Code Title 32 requirements. It is anticipated that segments of the existing four- and six-inch diameter water lines in Aviation Boulevard (between West 116th Street and West 117th Street), West 116th Street (between Aviation Boulevard and Judah Avenue), West 117th Street (between Aviation Boulevard and Isis Avenue), and Judah Avenue (between West 117th Street and West 118th Street) shall be abandoned and three existing fire hydrants shall be removed. The Project shall include the following new water and fire flow infrastructure to the satisfaction of the LACFD:</p> <ul style="list-style-type: none"> • Twelve-inch diameter water line within West 117th Street between Aviation Boulevard and Isis Avenue turning south at Isis Avenue and immediately connecting with the existing 12-inch water line. • Eight-inch-diameter water lines within Aviation Boulevard (between West 117th Street and the proposed Fire Lane along the northern property boundary), the proposed Fire Lane (between Aviation Boulevard and Judah Avenue), and Judah Avenue (between the proposed Fire Lane and West 118th Street). These lines will connect with the new 12-inch line in West 117th Street. • A 6-inch-diameter water lateral from Building 1A to the new water line in West 117th Street, 8-, 6-, and 2-inch-diameter water laterals from the Building 1B to the new water line in Judah Avenue, and from Building 2A to the new water line in the Fire Lane. Building 2B would be served via the laterals extending to Building 2A, and 	<p>Regular plan check and Maintain log demonstrating compliance and Site inspection</p>	<p>Prior to the issuance of building permits and during construction</p>	<p>Project Applicant and Construction Contractor</p>	<p>Los Angeles County Department of Public Works and Los Angeles County Fire Department</p>

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> Six new fire hydrants evenly distributed around the perimeter of the Project site. 				
MM 3.3-3 Prior to issuance of building permits for the off-site Project Area, the Project Applicant shall demonstrate to the County of Los Angeles Department of Public Works that the Project includes adequate water infrastructure. It is anticipated that a new water lateral within the off-site, Caltrans-owned property shall be constructed to provide service to the restrooms and water fountain associated with the new Metro. bus terminal. The water line shall be connected to the existing 6-inch-diameter water line within the off-site Caltrans property.	Regular plan check and Maintain log demonstrating compliance and Site inspection	Prior to the issuance of building permits for Caltrans-owned property and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works
Noise (Section 3.4 of the Draft EIR)				
MM 3.4-1 Prior to any grading activities, a 10-foot-high temporary noise barrier shall be constructed along the Project site's eastern and southern boundaries, Judah Avenue and West 117 th respectively. Noise barriers shall be constructed of material with a minimum weight of four pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but are not limited to, 5/8-inch-thick plywood or 5/8-inch-oriented strand board. The noise barriers shall remain in place until the end of grading/excavation activities. No more than two loader/backhoes and two dozers shall operate simultaneously at ground level during grading activities.	Install noise barrier and Site inspection	Prior to issuance of grading permit(s) and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning
MM 3.4-2 Stationary equipment (such as generators, cranes, and air compressors) that will be operational for 10 consecutive working days or more shall not be operated closer than 250 feet of any occupied home. If this distance limitation is not feasible, the Project Applicant shall ensure that the stationary equipment is equipped with appropriate noise reduction measures (e.g., silencers, shrouds, or other devices) to limit the equipment noise at the nearest residences to 60 dBA	Maintain log demonstrating compliance with distance requirements and/or documentation of compliance of noise threshold	During construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Lmax or the ambient noise level without the equipment operating, whichever is higher. Noise measurements shall be taken prior to operation of stationary equipment to determine the ambient noise level without the equipment operating and noise measurements shall be taken during operation of the stationary equipment to illustrate compliance with the maximum noise threshold. Documentation of compliance with the maximum noise threshold shall be provided to the County of Los Angeles Department of Regional Planning for each day that the equipment cannot be kept at a minimum of 250 feet from any occupied home.	Site inspection and Site inspection			
MM 3.4-3 All construction trucks and vehicles accessing the Project site shall be required to use nearby designated truck routes (i.e., Aviation Boulevard and West Imperial Highway/Interstate 105), where feasible, and no construction traffic or queuing shall be allowed on residential portions of West 117th Street, Judah Avenue, or any other residential streets within the Del Aire community.	Direct and monitor travel routes of construction traffic and Maintain log demonstrating compliance and Site inspection	During construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning
MM 3.4-4 In accordance with Section 12.08.440 of the County Noise Ordinance, construction activities that generate noise that could create a disturbance across a property line shall not occur between the hours of 7:00 PM and 7:00 AM on weekdays, at any time on Sunday, or a holiday.	Maintain log demonstrating compliance and Site inspection	During construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning
MM 3.4-5 The Project Applicant shall specify in the contract for each operator of a commercial space that (1) the operator shall require delivery trucks to enter and exit the Project site from the Aviation Boulevard driveway and (2) Truck deliveries shall be restricted to the daytime hours (7:00 AM to 10:00 PM).	Include delivery truck requirements in contracts Site inspection	During operation	Project Applicant	Los Angeles County Department of Regional Planning
MM 3.4-6 Residential air conditioning units shall be designed and installed in accordance with Section 12.08.550 of the County's Noise Ordinance, which limits noise at property	Regular plan check and Regular plan check	Prior to issuance of building permits and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
lines and at neighboring units. Commercial air conditioning units and other stationary noise sources shall be designed and installed in accordance with Section 12.08.390 of the County's Noise Ordinance, which limits exterior noise at property lines.	Site inspection			
<p>MM 3.4-7 Residential units shall be designed and constructed to ensure that interior noise levels from exterior transportation sources—including aircraft, vehicles on adjacent roadways, and light rail—shall not exceed 45 dBA CNEL. In order to ensure that all dwelling units achieve an adequate noise reduction to achieve an interior noise level of 45 dBA CNEL, the following features shall be included in the building design and construction of all dwelling units: (1) upgraded dual-glazed windows; (2) mechanical ventilation/air conditioning; (3) exterior wall/roof assemblies free of cut-outs or openings; and (4) ceiling insulation in the top floor of each building to reduce aircraft noise by at least 20 dBA. Prior to the issuance of a building permit, the Project Applicant shall submit architectural plans and a detailed acoustical analysis study prepared by a qualified acoustical consultant that demonstrates that interior noise levels in all residential units due to exterior transportation noise sources would be 45 dBA CNEL or less to the Los Angeles County Department of Public Health for review and approval.</p>	<p>Submittal and approval of architectural plans and acoustical analysis and</p> <p>Regular plan check and</p> <p>Site inspection</p>	Prior to issuance of building permits and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>MM 3.4-8 In accordance with the <i>State Business and Professions Code</i> and the <i>State Civil Code</i> each prospective purchaser of residential property within the Project shall be notified as follows:</p> <p>NOTICE OF AIRPORT IN VICINITY – A portion of this property is presently located in the vicinity of an airport, within what is known as an airport influence area. Additionally, this property is located in proximity to the Metro Green Line Aviation/LAX Station, which currently operates 24-hours per day, 7 days per week. For these reasons, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport and light rail operations (e.g., noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport and light rail annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.</p> <p>In addition, although not required by the <i>State Civil Code</i> (Section 1103 et. seq.), each prospective tenant of leased residential property within the Project shall also be notified as described above.</p>	<p>Prepare and distribute notice as per State regulations to each prospective purchaser of residential property and each prospective tenant of the leased residential property within the Project</p>	<p>During operation</p>	<p>Project Applicant</p>	<p>Los Angeles County Department of Regional Planning</p>
<p>Water Quality (Section 4.1 of the Draft EIR)</p> <p>MM 4.1-1 Prior to the issuance of a grading permit, the Project Applicant shall file a Permit Registration Document (PRD) with the State Water Resources Control Board (SWRCB) in order to obtain coverage under NPDES General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities. The PRD shall consist of a Notice of Intent (NOI), Risk Assessment, Site Map, SWPPP, annual fee, and a signed certification statement. Pursuant to permit requirements, the Project Applicant shall develop and incorporate BMPs for reducing or eliminating construction-related pollutants in the site runoff to the satisfaction of Los Angeles County Department of Public Works.</p>	<p>File Permit Registration Document and Submittal of NOI and Maintain log demonstrating compliance with NPDES requirements and Site inspection</p>	<p>Prior to issuance of grading permit(s) and during construction</p>	<p>Project Applicant and Construction Contractor</p>	<p>Los Angeles County Department of Public Works and Los Angeles Regional Water Quality Control Board</p>

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 4.1-2 Educational materials regarding water quality impacts associated with pet waste, and appropriate options for pet waste disposal, shall be provided to all future homeowners through the Homeowners Association and mandated through the Conditions, Covenants, and Restrictions (CCRs) and all future renters through the Leasing Office.	Prepare and distribute pet waste literature to all future homeowners	During operation	Project Applicant	Los Angeles County Department of Regional Planning
MM 4.1-3 The Project Applicant shall install and maintain post-construction treatment control Best Management Practices (BMPs) pursuant to the requirements of the Los Angeles County Department of Public Works' <i>Standard Urban Stormwater Mitigation Plan (SUSMP)</i> and <i>Low Impact Development (LID) Standard Manual</i> to the satisfaction of the Los Angeles County Department of Public Works.	Submit and approval of final drainage plan and Maintain log demonstrating compliance with NPDES requirements and Site inspection	Prior to issuance of grading permit(s) and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works
MM 4.1-4 Prior to the commencement of construction activities in the off-site, Caltrans-owned property, the Project Applicant shall demonstrate compliance with any applicable regulations related to drainage infrastructure and post-construction treatment control BMPs pursuant to the requirements of the Caltrans Statewide SWMP and other applicable local, State, and federal regulations to the satisfaction of Caltrans.	Submit and approval of final drainage plan and Maintain log demonstrating compliance with NPDES requirements and Site inspection	Prior to construction activities and during construction on Caltrans-owned property	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works and Caltrans

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>Air Quality (Section 4.2 of the Draft EIR)</p> <p>MM 4.2-1 Dust control measures applied to Project construction activities shall be in compliance with SCAQMD Rule 403 for Best Available Control Measures and to the satisfaction of SCAQMD and the County Department of Regional Planning. Contractor compliance with Rule 403 requirements shall be mandated in the contractor's final construction plans and specifications and shall include the following measures:</p> <ul style="list-style-type: none"> Land disturbance shall be minimized to the extent feasible. Grading activities shall be limited to the disturbance of no more than 1.25 acres per day and shall not exceed 2,400 cubic yards of grading per day. Haul trucks shall be covered when loaded with fill. Paved streets shall be swept at least once per day where there is evidence of dirt that has been carried onto the roadway. Watering trucks shall be used to minimize dust. Watering should be sufficient to confine dust plumes to the Project work areas. Active disturbed areas shall have water applied to them three times daily. For disturbed surfaces to be left inactive for four or more days and that will not be revegetated, a chemical stabilizer shall be applied per manufacturer's instruction. For unpaved roads, chemical stabilizers shall be applied or the roads shall be watered once per hour during active operation. Vehicle speed on unpaved roads shall be limited to 15 miles per hour. For open storage piles that will remain on site for two or more days, water shall be applied once per hour, or coverings shall be installed. 	<p>Include Rule 403 in contractor's specifications and Maintain log demonstrating compliance and Site inspection</p>	<p>During construction</p>	<p>Project Applicant and Construction Contractor</p>	<p>Los Angeles County Department of Regional Planning and South Coast Air Quality Management District</p>

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> For paved road track-out, all haul vehicles shall be covered, or shall comply with vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads. During high wind conditions (wind speeds in excess of 25 mph), all earth moving activities shall cease or water shall be applied to soil not more than 15 minutes prior to disturbing such soil. 				
MM 4.2-2 Mass grading operations shall be planned and operated in a manner such that NOx emissions shall not exceed 100 pounds/day. This shall be demonstrated by emissions calculations for a reasonable maximum mass grading day, using the specific equipment selected for off-road and on-road use, subject to SCAGMD and Los Angeles County Department of Regional Planning review and approval. Should new-technology Tier 3 equipment or better be used, then it may be possible to exceed the equipment and equipment use data assumed in the URBEMIS model for the Project by substantial quantities without exceeding the 100 pounds/day NOx threshold	Review and approval of emissions calculations and Maintain log demonstrating compliance and Site inspection	Prior to issuance of grading permit(s) and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning and South Coast Air Quality Management District
MM 4.2-3 In order to minimize NOx emissions, the Applicant shall include the following measures in all contractor's final construction plans and specifications: <ul style="list-style-type: none"> Use electricity from power poles rather than temporary diesel or gasoline power generators. Ensure that all vehicles and equipment shall be properly tuned and maintained according to manufacturers' specifications. Prohibit all diesel trucks from idling in excess of five minutes, both on- and off-site. Schedule off-site haul activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable, that is, peak hour hauls on the off-site arterial system shall occur only if necessary to avoid extending the length of the applicable phase of construction; and 	Include NOx reduction measures in contractor's specifications And Maintain log demonstrating compliance and Site inspection	Prior to construction activities and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> Provide temporary traffic controls, such as a flag person, during all phases of construction as necessary to maintain smooth traffic flow. If needed to avoid congestion, provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site and/or modify signal synchronization. Configure construction parking to minimize traffic interference. 				
MM 4.2.4 Information regarding exposure to PM10, PM2.5, and ultra-fine particles due to the Project's proximity to I-105 shall be provided to all future homeowners and residents of the Project through the Homeowner's Association and mandated through the Conditions, Covenants, and Restrictions (CCRs).	Prepare and distribute air quality literature to all future homeowners	During operation	Project Applicant and Homeowner's Association	Los Angeles County Department of Regional Planning
MM 4.2.5 The Project contractor's final construction plans and specifications shall require that activities with the potential to generate dust, PM10, and PM2.5 that are not required at a specific location on the Project site, such as the staging of equipment and materials, shall be located as far as feasible from nearby residences.	Include distance requirements in contractor's specifications and Maintain log demonstrating compliance and Site inspection	Prior to and during grading and excavation activities	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works
MM 4.2.6 A construction relations officer shall be appointed to act as a community liaison concerning on-site construction activity including resolution of issues related to the generation of dust, PM10, and PM2.5.	Appoint construction relations officer and Maintain log demonstrating compliance and Site inspection	During grading activities	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Cultural Resources (Section 4.3 of the Draft EIR)				
MM 4.3-1 During all grading and excavation activities that occur within native soils (i.e., not within engineered fill materials that are present at the surface), a trained Archaeological Monitor shall be present to monitor the earth-moving activities. Based on the site conditions and grading program, the Archaeological Monitor shall determine an appropriate monitoring schedule, subject to the approval of the Los Angeles County Department of Regional Planning (LACDRP). The Archaeological Monitor would not need to be present once grading and excavations reach a depth of 15 feet or deeper (see MM 4.3-2), or once bedrock is encountered. Should archaeological resources be encountered, a qualified Archaeologist shall be retained to implement procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the resources, as appropriate. If the resources are found to be significant, the Archaeologist shall determine appropriate actions for preservation and/or data recovery to the satisfaction of the LACDRP. If the Monitor determines that the sediments are not sensitive for the presence of resources, monitoring efforts can be terminated.	Archaeological monitoring and Maintain log demonstrating compliance and Site inspection	During grading and excavation activities	Project Applicant, Construction Contractor, and Qualified Archaeologist	Los Angeles County Department of Regional Planning
MM 4.3-2 A qualified Paleontologist shall be retained to monitor earth-moving activities of 15 feet or deeper (i.e. the depths at which significant vertebrate fossils have been recovered from older Quaternary Alluvium). Should paleontological resources be encountered during earth-moving activities (i.e., grading and excavation), the Paleontologist shall implement procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the resources, as appropriate. If the resources are found to be significant, the Paleontologist shall determine appropriate actions for preservation and/or data recovery to the satisfaction of the Los Angeles County	Paleontological monitoring and Maintain log demonstrating compliance and Site inspection	During excavation activities of 15 feet or deeper	Project Applicant, Construction Contractor, and Qualified Paleontologist	Los Angeles County Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>Department of Regional Planning. If the Paleontologist determines that the sediments are not sensitive for the presence of resources, monitoring efforts can be terminated.</p> <p>MM 4.3-3 In accordance with <i>California Health and Safety Code</i>, Section 7050.5, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. The County Coroner shall be notified within 24 hours of the discovery and shall make such determination within 2 working days of notification of discovery. If the County Coroner determines that the remains are or believed to be Native American, the County Coroner shall notify the Native American Heritage Commission in Sacramento within 24 hours. In accordance with <i>California Public Resources Code</i>, Section 5097.98, the Native American Heritage Commission must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendants shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.</p>	<p>Stop work and contact County Coroner</p>	<p>During construction</p>	<p>Project Applicant and Construction Contractor</p>	<p>Los Angeles County Department of Regional Planning</p>

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Visual Qualities (Section 4.4 of the Draft EIR)				
MM 4.4-1 Prior to commencement of construction activities, the Contractor shall install a visual barrier along the entire perimeter of the construction site (e.g., green mesh fabric or similar view-blocking material) to obstruct street-level views of construction activities from residents in the immediate vicinity of the site. This barrier shall remain in place until the completion of grading activities requiring heavy mobile trucks/equipment. This shall be included on the contractor specifications and verified by the County of Los Angeles.	Install visual barrier and Maintain log demonstrating compliance and Site inspection	Prior to construction activities	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning
MM 4.4-2 Prior to issuance of a grading permit, the Project Applicant shall submit the Landscaping Plan to the Los Angeles County Department of Regional Planning for review and approval.	Submittal and approval of Landscaping Plan	Prior to issuance of grading permit(s)	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning
MM 4.4-3 Prior to issuance of a building permit, a signage plan shall be submitted to the Los Angeles County Department of Public Works for review and approval. Project signage shall be designed and implemented in compliance with all applicable Los Angeles County standards and requirements.	Submittal and approval of Signage Plan	Prior to issuance of building permit(s)	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works
MM 4.4-4 Prior to issuance of a building permit, a lighting plan shall be submitted to the Los Angeles County Department of Public Works for review and approval. Project lighting shall be designed and implemented in compliance with all applicable Los Angeles County lighting standards.	Submittal and approval of Lighting Plan	Prior to issuance of building permit(s)	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures		Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Traffic/Access (Section 5.1 of the Draft EIR)					
MM 5.1-1	All traffic improvements and construction-related activities that involve Caltrans-owned property shall be subject to the approval of an encroachment permit from Caltrans and shall be designed and constructed in accordance with applicable Caltrans standards and requirements, including the California 2010 MUTCD Manual, to the satisfaction of Caltrans. All traffic improvements within City of Los Angeles right-of-way shall be subject to the approval of the City of Los Angeles and the implementation of the improvements shall be guaranteed through the City's B-Permit process.	Acquire encroachment permit and Submittal and approval of traffic improvements in Caltrans or City of Los Angeles right-of-way	Prior to construction activities on Caltrans-owned property	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works, Caltrans, and City of Los Angeles
MM 5.1-2	To ensure adequate vehicular access and circulation on the Project site and the off-site Project area, the Project shall construct the following traffic and circulation features to the satisfaction of the Los Angeles County Department of Public Works (LACDPW). All driveways and other circulation features that would affect City of Los Angeles roadways shall require coordination for review and approval with the LADOT's Citywide Planning Coordination Section. <ul style="list-style-type: none"> Vehicular access to the Project site shall be limited to one driveway on Aviation Boulevard. The existing Aviation Boulevard signalized driveway (driveway entrance to the Metro bus terminal) is located at the northwest corner of the Project site and shall be modified to serve as the Project driveway for access to the commercial and residential components of the Project and associated parking areas. The existing traffic signal equipment at the Aviation Boulevard driveway shall be modified accordingly. The proposed Aviation Boulevard driveway shall provide full access (i.e., left-turn and right-turn ingress and egress turning movements). For 	Submittal and approval of traffic and circulation features and Maintain log demonstrating compliance and Site inspection	Prior to issuance of building permit(s) and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works and Los Angeles Department of Transportation Citywide Planning Coordination Section (City of Los Angeles roadways only) and Caltrans (for activities on Caltrans property) and Metropolitan Transportation Authority (for activities on Metro property)

MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> <p>exiting traffic, two lanes shall be provided: one for left-turns and one for right-turns.</p> <p>Prior to Phase 2, the existing Metro bus terminal shall be relocated to the western portion of the existing Caltrans Park-and-Ride Lot. The existing Caltrans Park-and-Ride Lot and the adjacent surface parking lot associated with the Caltrans Maintenance Facility shall be reconfigured to accommodate the relocation of the Metro bus terminal in order to maintain at least the current number of Park-and-Ride spaces (approximately 400 parking spaces).</p> <p>Vehicular access to the relocated Metro facilities shall be provided via two driveways: one on Aviation Boulevard and one on West Imperial Highway.</p> <p>The existing Caltrans Park-and-Ride driveway on Aviation Boulevard shall be relocated approximately 100 feet north of its current position and shall accommodate right-turn ingress and egress movements only.</p> <p>The existing Caltrans Park-and-Ride driveway on West Imperial Highway shall be relocated approximately 30 feet east of its current position and shall be used as an exit only driveway (i.e., limited to right-turn egress movements only).</p> <p>The existing Caltrans driveway on West Imperial Highway shall be reconfigured to provide one inbound lane and one outbound lane, with left-turn and right-turn ingress and right-turn egress only (i.e., no left-turn egress movements would be permitted onto westbound West Imperial Highway). The reconfigured Caltrans driveway shall provide direct access to the Caltrans Park-and-Ride Lot and Caltrans surface parking lot.</p> <p>A traffic signal shall be installed at the existing Caltrans driveway on West Imperial Highway to</p> 				

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>accommodate access to the reconfigured Metro and Caltrans facilities. The traffic signal at the Caltrans driveway shall feature separate westbound left-turn phasing for vehicles turning left into the Caltrans Park-and-Ride Lot and Caltrans Maintenance Facility parking lot and a northbound right-turn overlapping phase for vehicles exiting the driveway. The cost and implementation of the traffic signal installation shall be the sole responsibility of the Project Applicant. The Project Applicant shall contact LADOT's Western District Operations Office to facilitate the review and approval of the traffic signal in this location. The installation of the traffic signal shall be complete and in operation prior to the operation of the new Metro bus terminal.</p> <ul style="list-style-type: none"> • Prior to Phase 2, a new driveway on West Imperial Highway shall be constructed for the relocated Metro bus terminal and will provide right turn ingress and egress movements. • Modifications to the traffic signal located at the intersection of Aviation Boulevard and West 116th Street shall be constructed prior to occupancy of the Project. The cost of the design and modification of the traffic signal shall be the sole responsibility of the Project Applicant. A detailed striping and signal plans shall be submitted to LACDPW Traffic and Lighting Division for review and approval. • The design/redesign of the intersections (and associated traffic signal installations) roadways and the site plan layout, including driveway encroachments within Los Angeles County, shall be to the satisfaction of LACDPW. 				

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures		Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.1-3	The provision, design, and location of parking for the Project shall comply with the Americans with Disabilities Act (ADA).	Regular plan check and Site Inspection	Prior to issuance of building permits and during operation	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning
MM 5.1-4	Upon issuance of the first occupancy permit, the Project Applicant shall coordinate with the Los Angeles County Department of Public Works regarding a possible preferential parking district for the residential streets adjacent to the Project site, including but not limited to West 117th Street and Judah Avenue. A preferential parking district shall be implemented if it is determined to be necessary to the mutual satisfaction of the County and adjacent residents. The Project shall be solely responsible for the costs to establish the preferential parking district. In addition, the type of measures to be used (e.g., meters, permits, signs) shall also be determined to the mutual satisfaction of the County and the adjacent residents. The Project shall be subject to the requirements of this mitigation measure until two years after the issuance of Phase 2 occupancy permit.	Coordinate with LACDPW and adjacent residents for preferential parking district and establish the preferential parking district if required at the sole cost to the Project	Upon issuance of first occupancy permit until two years after the issuance of Phase 2 occupancy permit	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works
MM 5.1-5	The Project Applicant shall demonstrate to the satisfaction of the County of Los Angeles and the Metropolitan Transportation Authority that the relocated Metro bus terminal is fully operational prior to the removal of the existing Metro bus terminal located on Lot 2 of the Project site.	Provide evidence of operational terminal to County and Metro	Prior to removal of the existing Metro bus terminal	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning and Metropolitan Transportation Authority (for activities on Metro property)
MM 5.1-6	To minimize potential cumulative construction traffic impacts in the Los Angeles International Airport (LAX) area, the Project Applicant shall provide Los Angeles World Airports with the Project's construction schedule, construction hours, haul routes, and construction personnel contact information at least 10 days before construction activities begin.	Provide LAWA with specified construction information	At least 10 days prior to construction activities	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning and Los Angeles World Airports

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Sewage Disposal (Section 5.2 of the Draft EIR)				
MM 5.2-1 Prior to the issuance of building permits, the Project Applicant shall pay the applicable connection fees in accordance with the Sanitation Districts of Los Angeles County <i>Master Connection Fee Ordinance of County Sanitation District No. 5 of Los Angeles County</i> .	Remit payment to the Sanitation Districts of Los Angeles County	Prior to issuance of building permits	Project Applicant	Los Angeles County Department of Regional Planning and Sanitation Districts of Los Angeles County
MM 5.2-2 Prior to issuance of building permits, the Project Applicant shall demonstrate to the Sanitation Districts of Los Angeles County and Los Angeles County Department of Public Works that the Project includes appropriate infrastructure to ensure adequate wastewater conveyance. It is anticipated that segments of the existing eight-inch-diameter local sewer line within Aviation Boulevard (between West 116th Street and West 117th Street) and West 116th Street (between Aviation Boulevard and Judah Avenue) will be removed. The Project shall include the following new wastewater infrastructure: <ul style="list-style-type: none"> An 8-inch-diameter local sewer line within Aviation Boulevard beginning north of West 116th Street and connecting to the sewer line within West 117th Street. An 8-inch-diameter local sewer line within West 117th Street connecting the Aviation Boulevard sewer line to the existing sewer line in West 117th Street. An 8-inch-diameter local sewer line within Judah Avenue beginning mid-block between West 116th Street and West 117th Street, and connecting to the existing sewer line in West 117th Street. An 8-inch-diameter local sewer line within Judah Avenue beginning mid-block between West 116th Street and extending north of West 117th Street, and connecting to the existing sewer line in West 116th Street. 	Regular plan check and Maintain log demonstrating compliance and Site inspection	Prior to issuance of building permits	Project Applicant	Los Angeles County Department of Public Works and Sanitation Districts of Los Angeles County

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> Six-inch-diameter sewer laterals from each of the four proposed buildings to a local sewer line; and Four-inch-diameter sewer laterals from each individual townhome along West 117th Street and Judah Avenue to a local sewer line. 				
MM 5.2-3 Prior to the issuance of building permits, the Project Applicant shall complete the annexation of all appropriate local sewer lines and laterals necessary to serve the Project that are currently within the City of Los Angeles into the Los Angeles County Department of Public Works (LACDPW) Consolidated Sewer Maintenance District. All proposed sewer lines shall be constructed in compliance with the LACDPW's sewer design standards to the satisfaction of LACDPW.	Finalize annexation of sewer facilities	Prior to issuance of building permits	Project Applicant	Los Angeles County Department of Public Works
MM 5.2-4 Prior to issuance of building permits for the off-site Caltrans-owned property, the Project Applicant shall demonstrate to the Los Angeles County Department of Public Works that the Project includes adequate wastewater infrastructure. A new sewer lateral line within the off-site, Caltrans-owned property shall be constructed to provide service to the restrooms associated with the new Metro bus terminal. The sewer line shall be connected to the existing eight-inch diameter local sewer line within the off-site Caltrans property.	Regular plan check and Maintain log demonstrating compliance and Site inspection	Prior to issuance of building permits for Caltrans property	Project Applicant	Los Angeles County Department of Public Works
Education (Section 5.3 of the Draft EIR)				
MM 5.3-1 The Project Applicant shall pay new development fees in effect at the time of building permit issuance to the Wiseburn School District and the Centinela Valley Union High School District pursuant to <i>California Government Code</i> , Section 65995 (SB 50).	Remit new development fees to affected school districts	Prior to issuance of building permits	Project Applicant	Los Angeles County Department of Regional Planning and Wiseburn School District and Centinela Valley Union High School District

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.3-2 The Project Applicant shall remit to the Los Angeles County Public Library a fee in effect at the time of building permit issuance, pursuant to the Library Facilities Mitigation Fee Program.	Remit appropriate fee to Los Angeles County Public Library	At the time of building permit issuance	Project Applicant	Los Angeles County Department of Regional Planning and Los Angeles County Public Library
Fire/Sheriff (Section 5.4 of the Draft EIR)				
MM 5.4-1 Prior to issuance of a certificate of occupancy, the Project Applicant shall notify the Los Angeles County Sheriff's Department, including the Transportation Bureau-Green Line, of Project completion in order to facilitate their internal assessment to ensure that services are appropriately allocated to areas in need.	Communicate project completion to Los Angeles County Sheriff's Department	Prior to issuance of occupancy permit	Project Applicant	Los Angeles County Department of Regional Planning and Los Angeles County Sheriff's Department
Utilities/Other Services (Section 5.5 of the Draft EIR)				
MM 5.5-1 Prior to the issuance of building permits, the Project Applicant shall pay the applicable connection fees in accordance with the Golden State Water Company standards and requirements.	Remit appropriate connection fee to Golden State Water Company	Prior to issuance of building permits	Project Applicant	Los Angeles County Department of Regional Planning and Golden State Water Company
MM 5.5-2 Prior to commencement of construction activities, a Recycling and Reuse Plan must be submitted to the Los Angeles County Department of Public Works, Environmental Programs Division for review and approval. Construction activities on the Project site shall be conducted in compliance with Section 22.52.2100, Green Building of the Los Angeles County Code, which requires the recycling/reuse of at least 65 percent of non-hazardous construction/demolition debris by weight.	Submittal and approval of Recycling and Reuse Plan and Maintain log demonstrating compliance with Plan	Prior to construction activities	Project Applicant and Construction Contractor	Los Angeles County Department of Public Works Environmental Programs Division

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Environmental Safety (Section 6.1 of the Draft EIR)				
<p>MM 6.1-1 Prior to the issuance of a grading permit(s), the Project Applicant shall submit the final contractor specifications that includes a contingency plan to address the potential to encounter unknown subsurface anomalies during site grading and excavation to the satisfaction of the County. The specifications shall also include the appointment of a Construction Monitor with a CalOSHA Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) certification to identify and provide initial response to any hazard or hazardous material encountered during Project implementation. The contingency plan shall specify that, if construction workers encounter any hazards or hazardous materials (including, but not limited to, pipes, USTs, stained soils, odors, gases, uncontained spills, and/or other unidentified substances), the Contractor shall stop work, notify the Construction Monitor (if not already aware), and cordon off the affected area. The Construction Monitor shall contact the Los Angeles County Certified Unified Program Agency (CUPA), which is the Los Angeles County Fire Department, Health Hazardous Materials Division, who shall determine the next steps regarding possible site evacuations, notification of other oversight agencies, sampling, handling, and disposal of the material(s) consistent with federal, State, and local regulations. If required, the Project site shall be remediated to the satisfaction of the CUPA.</p>	<p>Include plan to resolve subsurface anomalies and specify appointment of a HAZWOPER-certified Construction Monitor in contractor specifications</p>	<p>Prior to issuance of grading permit(s)</p>	<p>Project Applicant, Construction Contractor, and HAZWOPER-certified Construction Monitor</p>	<p>Los Angeles County Department of Regional Planning and Los Angeles County Certified Unified Program Agency (Los Angeles County Fire Department Health Hazardous Materials Division)</p>
<p>MM 6.1-2 Prior to the issuance of a demolition permit for any structure on the Project site, pre-demolition surveys for ACMs and LBP—including sampling and analysis of all suspected building materials—and inspections for PCB-containing electrical fixtures shall be performed for the structure(s) proposed for demolition. All surveys, inspections, and analyses shall be performed by fully licensed and qualified individuals in accordance with all applicable federal, State, and local regulations.</p>	<p>Conduct and submit pre-demolition surveys for ACMs and LBP and inspections for PCB-containing equipment and Provide documentation of survey results to</p>	<p>Prior to issuance of demolition permits and during demolition</p>	<p>Project Applicant and Construction Contractor</p>	<p>Los Angeles County Department of Public Works and Los Angeles County Certified Unified Program Agency (Los Angeles County</p>

MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>including ASTM E 1527-05; 15 USC Chapter 15 (Toxic Substances Control); CalOSHA requirements; and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities).</p> <p>If the pre-demolition surveys/inspections do not identify ACMs, LBP, and/or PCB-containing fixtures, the Project Applicant shall provide documentation to the County of the survey/inspection showing that no further abatement actions are required as part of the application for a demolition permit.</p> <p>If the pre-demolition surveys/inspections identify ACMs, LBP, and/or PCB-containing fixtures, all such materials shall be handled in accordance with SCAQMD Rule 1403. The Project Applicant shall provide documentation to the Los Angeles County Certified Unified Program Agency (CUPA) that appropriately qualified individuals have been retained to manage the identified materials as part of the application for a demolition permit. All demolition activities that may expose construction workers and/or the public to asbestos-containing materials, lead-based paint (LBP), and/or PCB-containing electrical fixtures shall be conducted in accordance with applicable regulations, including, but not limited to 15 <i>United States Code</i> (USC) Chapter 53 Toxic Substances Control; CalOSHA regulations (8 CCR Section 1529 [Asbestos] and Section 1532.1 [Lead]); and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). The requirement to adhere to all applicable regulations shall be included in the contractor specifications, and such inclusion shall be approved by the Los Angeles County CUPA and verified by the Los Angeles County Department of Public Works prior to issuance of the demolition permit.</p> <p>After demolition, the Project Applicant shall provide documentation (e.g., required waste manifests, air monitoring results, and laboratory analytical results) to the Los Angeles County Department of Public Health</p>	<p>County or Abate hazardous materials in accordance with applicable regulations and provide documentation of abatement to County</p>			<p>Fire Department Health Hazardous Materials Division)</p>

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>(DPH) and CUPA illustrating that abatement of any ACMs, LBP, and/or PCB-containing fixtures identified in the demolished structure has been completed in full compliance with applicable regulations. The County of Los Angeles Department of Public Works shall be copied on all materials submitted to the DPH and CUPA.</p>				
<p>MM 6.1-3 Any contaminated soils or other hazardous materials removed from the Project site shall be transported only by a Licensed Hazardous Waste Hauler, who shall be in compliance with all applicable State and federal requirements, including U.S. Department of Transportation regulations under 49 CFR (Hazardous Materials Transportation Act), Caltrans standards, CalOSHA standards, and 40 CFR 263 (Subtitle C of Resource Conservation and Recovery Act).</p>	<p>Include requirement for licensed hazardous waste hauler in contractor specifications and confirm waste hauler credentials and maintain log demonstrating compliance</p>	<p>During construction</p>	<p>Project Applicant, Construction Contractor, and Licensed Hazardous Waste Hauler</p>	<p>Los Angeles County Department of Regional Planning</p>
<p>MM 6.1-4 All structures shall comply with Federal Aviation Administration (FAA) height restrictions, pursuant to Federal Aviation Regulation (FAR) Part 77, Subpart C. The Project Applicant shall provide the County of Los Angeles Department of Regional Planning with proof of a current and valid FAA "Determination of No Hazard to Air Navigation" at the time of building permit issuance.</p>	<p>Provide County with FAA "Determination of No Hazard to Air Navigation"</p>	<p>Prior to issuance of building permits</p>	<p>Project Applicant and Construction Contractor</p>	<p>Los Angeles County Department of Regional Planning and Federal Aviation Administration</p>

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>MM 6.1-5 Before the start of construction, Worksite Traffic Control Plans (WTCP) and Traffic Circulation Plans, including identification of detour requirements, shall be prepared in cooperation with the County of Los Angeles, the City of Los Angeles, and other affected jurisdictions in accordance with the Work Area Traffic Control Handbook (WATCH) manual and Manual on Uniform Traffic Control Devices (MUTCD), as required by the relevant jurisdiction. Construction activities shall comply with the approved WTCP to the satisfaction of the affected jurisdictions.</p>	<p>Submittal and approval of Worksite Traffic Control Plans (WTCP) and Traffic Circulation Plans</p>	<p>Prior to construction activities</p>	<p>Project Applicant and Construction Contractor</p>	<p>Los Angeles County Department of Regional Planning and Los Angeles Department of City Planning</p>
<p>MM 6.1-6 Prior to issuance of a grading permit, the Project shall be reviewed by Metro to ensure that construction of tie-backs per Specifications Section 2162-Tieback Anchors, drainage, fencing, and other issues, including safety, associated with, and which may have an impact on, the railroad ROW are addressed and that Project plans comply with Metro Design Criteria, Section 5 Structural, and Volume III Adjacent Construction Design Manual. The Rail Division Transportation Manager and Rail Operations Control, as well as the Metro Bus Operations Control Special Events Coordinator and applicable Municipal Bus Service Operators shall be contacted prior to commencement of construction activities that could impact the Metro facilities or transit corridors for the purposes of coordination and to determine whether any construction-related permits are required.</p>	<p>Submittal and approval of project plans and specifications for components affecting railroad ROW and Contact the Rail Division Transportation Manager, Rail Operations Control, Metro Bus Operations Control Special Events Coordinator, and applicable Municipal Bus Service Operators</p>	<p>Prior to issuance of a grading permit</p>	<p>Project Applicant</p>	<p>Los Angeles County Department of Public Works and Metropolitan Transportation Authority</p>

MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Population, Housing, Employment and Recreation (Section 6.3 of the Draft EIR)				
MM 6.3-1 Prior to the clearance of the final map by the Los Angeles County Department of Parks and Recreation (DPR), the Project Applicant shall provide the DPR with in-lieu fee payment to meet the parkland obligation calculated by the DPR for the Project in accordance with the County Parkland Dedication Ordinance.	Remit appropriate County Parkland Dedication Ordinance fee	Prior to clearance of the final tract map	Project Applicant	Los Angeles County Department of Regional Planning and Los Angeles County Department of Parks and Recreation
Climate Change (Section 6.4 of the Draft EIR)				
MM 6.4-1 The Project shall be designed and constructed in accordance with the following regulations as set forth in the Los Angeles County Code: Section 12.84.410 et seq., Low Impact Development; Section 21.52.2200 et seq., Drought Tolerant Landscaping; and Section 22.52.2100, Green Building. The Green Building ordinance requires features/actions relative to the Project including, but not limited to, the following: <ul style="list-style-type: none"> • Achievement of at least 15 percent more energy efficiency than the 2005 Title 24 California Energy Efficiency Standards; • Installation of smart irrigation controllers, drought-tolerant vegetation (per Chapter 22.52 requirements), and high-efficiency toilets in all dwelling units and mixed-use buildings; • Recycle/reuse of at least 65 percent of non-hazardous construction/demolition debris by weight; and • Planting of at least one 15-gallon tree for every 5,000 sf of multi-family developed area with at least 50 percent of the trees being drought tolerant, and plant at least three 15-gallon trees for every 10,000 sf of non-residential developed area with at least 65 percent of the trees being drought-tolerant. 	Regular plan check and Maintain log demonstrating compliance and Site inspection	Prior to issuance of building permits and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning and Los Angeles County Department of Public Works

MITIGATION MONITORING AND REPORTING PROGRAM PROJECT NO. TR070853-(2) (Continued)

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 6.4-2 Educational materials regarding water conservation techniques and programs, waste reduction and recycling services, energy conservation, the benefits of mixed-use, transit-oriented developments in support of the reduction of vehicle trips, and information about public transportation options shall be provided to all future homeowners and residents of the Project through the Homeowner's Association and mandated through the Conditions, Covenants, and Restrictions (CCRs)	Prepare and distribute appropriate literature to all future homeowners	During operation	Project Applicant and Homeowner's Association	Los Angeles County Department of Regional Planning
MM 6.4-3 Preferred parking for low-emission and fuel-efficient vehicles and on-site bicycle storage shall be provided to the satisfaction of Los Angeles County Department of Regional Planning.	Regular plan check and site inspection	Prior to issuance of building permits and during construction	Project Applicant and Construction Contractor	Los Angeles County Department of Regional Planning
MITIGATION COMPLIANCE				
As a means of ensuring compliance of the above mitigation measures, the Applicant and/or subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the LACDRP for review, and for replenishing the mitigation monitoring account if necessary, until such time as all mitigation measures have been implemented and completed.				
	Submission of annual mitigation compliance report and Replenishing mitigation monitoring account	Annually until such time as all mitigation measures have been implemented and completed	Project Applicant and Subsequent Owner(s)	LACDRP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/3

TRACT NO. 70853 (Rev.)

TENTATIVE MAP DATED 08-18-2011
EXHIBIT "A" MAP DATED 08-18-2011

The following reports consisting of 18 pages are the recommendations of Public Works:

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 70853 (Rev.)

TENTATIVE MAP DATED 08-18-2011
EXHIBIT "A" MAP DATED 08-18-2011

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. If applicable, place commercial planned development notes on the final map to the satisfaction of Public Works.
13. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
14. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
15. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
16. The first unit of this subdivision shall be filed as Tract No. 70853-01, the second unit, Tract No. 70853-02, and the last unit, Tract No. 70853.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 70853 (Rev.)

TENTATIVE MAP DATED 08-18-2011
EXHIBIT "A" MAP DATED 08-18-2011

17. The Detachment from the City of Los Angeles with the Local Agency Formation Commission shall be approved and completed prior to final map approval of phase 2 at the timing to the satisfaction of Public Works.
18. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
19. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
20. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
21. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by *JAC* John Chin
tr70853L-rev3 (rev'd 10-19-2011).doc

Phone (626) 458-4918

Rev. Date 10-19-2011



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 70853

TENTATIVE MAP DATE: 8/18/2011
EXHIBIT MAP DATE: 8/18/2011

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921


Prior to Improvement Plans Approval:

1. Comply with the requirements of the Revised Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP) / LID Plan, which was conceptually approved on 9/12/2011 to the satisfaction of the Department of Public Works.
2. Low Impact Development mitigation measures in the form of retention/detention basins are required on lots 1 and 2 as shown on the approved Hydrology Study. All mitigation measures will be designed to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.
4. All encroachments within existing LA County Flood Control District Right of Way will require permits to the satisfaction of the Department of Public Works.

Name


CHRISTOPHER SHEPPARD

Date

9/13/11

Phone (626) 458-4921

County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 _____ Geologist
 _____ Soils Engineer
 1 GMED File
 1 Subdivision

TENTATIVE TRACT MAP	70853	TENTATIVE MAP DATED	8/18/11 (Rev)
SUBDIVIDER	Kroeze Family, LLC	LOCATION	El Segundo
ENGINEER	LDC	GRADING BY SUBDIVIDER [Y] (Y or N) 31,000 yds. ³	
GEOLOGIST	_____	REPORT DATE	_____
SOILS ENGINEER	_____	REPORT DATE	_____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports will be required prior to approval of building or grading plans.
- The Soils Engineering review dated 9/1/11 is attached.

Prepared by



Charles Nestle

Reviewed by

Date

8/31/11

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>
 P:\Gmepubl\Geology Review\Forms\Form02.doc
 8/30/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office _____
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 70853
Location Inglewood
Developer/Owner Kroeze Family, LLC
Engineer/Architect Land Design Consultants, Inc.
Soils Engineer _____
Geologist _____

DISTRIBUTION:

____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Revised Tentative Tract Map and Exhibit Dated by Regional Planning 8/18/11 (Rev)
Previous Review Sheet Dated 7/26/10

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>

Reviewed by _____



Date 9/1/11

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\TR 70853, El Segundo, TTM-A_3

TENTATIVE MAP DATED 08-18-2011
EXHIBIT MAP DATED 08-18-2011

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Tony Hui Date 09/21/11 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\70853REV3.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Where applicable, the subdivider shall secure appropriate agency approvals where conditions require work, improvements, or other activity which encroach into or affect other agency jurisdiction.

Satisfy the following conditions (or as may otherwise be required by Public Works) prior to final map approval of unit map on Lot 1:

1. Dedicate vehicular access rights on Aviation Boulevard, 117th Street and Judah Avenue. Access right to Aviation Boulevard through 116th Street is permitted after conversion of 116th Street to a private drive and fire lane. Full access to 116th Street is permitted.
2. Dedicate right of way 40 feet from centerline on Aviation Boulevard. An additional four feet is required beyond the existing right of way.
3. As applicable, dedicate easements for traffic signal loop detection equipment at the approach of 116th Street/private drive at Aviation Boulevard to the satisfaction of Public Works and the City of Los Angeles.
4. Dedicate right of way for a standard knuckle at the intersection of Judah Avenue and 116th Street to the satisfaction of Public Works.
5. Provide property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of local streets or private drives with Aviation Boulevard plus additional right of way for a corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
6. Driveway locations on 116th Street may be adjusted to the satisfaction of Public Works and the City.
7. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Aviation Boulevard, 117th Street, and Judah Avenue.
8. Reserve access easements for portion of meandering sidewalk outside public right of way. Sidewalk outside right of way shall be privately maintained.

9. Remove existing improvements on 116th Street and construct/reconstruct base, pavement, curb, gutter, and parkway improvements for the extension of the street and the proposed knuckle at the intersection of Judah Avenue and 116th Street to the satisfaction of Public Works and the City. Modification to the right of way and parkway improvements along the knuckle (if full right of way cannot be dedicated as part of phase 1) may be permitted provided that the parkway improvements meets minimum ADA/PW requirements (5-foot sidewalk exclusive of curb and 4-foot lateral clearances). Relocate all affected utilities and relocate/reconstruct drainage devices where affected or construct new drainage devices where required.
10. Construct commercial driveway aprons to the satisfaction of Public Works.
11. Construct full-width sidewalk on Aviation Boulevard.
12. Construct full-width sidewalk and curb ramp at all returns.
13. Reconstruct/construct parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
14. Prepare Signing and Striping plans (scale 1:40) for Aviation Boulevard and 116th Street consistent with the approved conceptual striping plan dated June 22, 2010 (except for 117th Street based on the revised map) in the vicinity of this development to the satisfaction of Public Works.
15. Where applicable, prepare Signing and Striping plans (scale 1:40) for all off-site multi-lane highways and streets affected by this subdivision as a means of mitigating any traffic impacts as identified in Traffic and Lighting Division letters dated August 12, 2010 and September 20, 2011.
16. Comply with additional requirements, if any, as a means of mitigating any traffic impacts as identified in the Traffic and Lighting Division letters dated August 2, 2010 and September 20, 2011.
17. Traffic Signal Plans (Scale 1:20) will be required at any location where modification to the existing traffic signal is deemed necessary and at locations where new traffic signals are to be installed as a means of mitigating any traffic impacts as identified in the Traffic and Lighting Division letters dated August 12, 2010 and September 20, 2011. Fee deposit will be required for plan review for all engineering/improvement plan reviews.

18. Plant Street trees along the property frontage on Aviation Boulevard, 116th Street (where applicable), 117th Street, and Judah Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
19. Construct curb, gutter, base, pavement, sidewalk for widening on Aviation Blvd to the satisfaction of Public Works. Relocate all affected utilities, street lights, and signals. Submit signal modification and street lighting plans as appropriate. Relocate/reconstruct drainage devices where affected or construct new drainage devices where required.
20. Underground all new and existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
21. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Aviation Boulevard, 117th Street, 116th Street and Judah Avenue to the satisfaction of Public Works. Submit street lighting plans along with existing and/proposed underground utilities plans as soon as possible to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Street lighting plans cannot be approved prior to completion of annexation process.
 - c. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. The applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights.

- (1) Request the Street Lighting Section to commence annexation and levy of assessment balloting proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed project including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- d. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- e. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the project or the current phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided all street lights in the project, or the approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.

TENTATIVE MAP DATED 08-18-2011
EXHIBIT MAP DATED 08-18-2011

Satisfy the following conditions (or as may otherwise be required by Public Works) prior to final map approval of unit map on Lot 2 (Lot 2 is subject to detachment from the City):

22. Construct the private drive and fire lane (as shown on the tentative map) along what is currently 116th Street to the satisfaction of Public Works.
23. Vacation of portions of right of way on 116th Street to allow construction of the private drive and firelane is permitted provided appropriate easements are reserved for affected utilities and underground facilities.
24. Comply with provisions applicable to phase 2 of the project as identified in the Traffic and Lighting Division letters/memorandums dated August 12, 2010 and September 20, 2011.
25. Dedicate additional right of way for the knuckle on 116th Street and Judah if needed and reconstruct portions of the parkway along the knuckle if deemed necessary by Public Works.



Prepared by Sam Richards
tr70853r-rev3 (rev'd 10-18-11)

Phone (626) 458-4921

Revised Date 10-18-2011



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FRENCH AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 20, 2011

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. David Shender
Linscott, Law & Greenspan, Engineers
236 North Chester Avenue, Suite 200
Pasadena, CA 91106

Dear Mr. Shender:

**AVIATION STATION PROJECT
SUPPLEMENTAL ANALYSIS (SEPTEMBER 13, 2011).
DEL AIRE AREA**

As requested, we have reviewed the Supplemental Analysis memorandum dated September 13, 2011, for the Aviation Station project located on the east side of Aviation Boulevard between Imperial Highway and 117th Street in the unincorporated County of Los Angeles area of Del Aire.

We generally agree with the Supplemental Analysis that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area.

Based on the proposed site access, we recommend the following requirements for the project's conditions of approval:

1. The cost of the traffic signal installation at the proposed combined driveway for Metro Park and Ride and Caltrans Maintenance Facility on Imperial Highway shall financially be the sole responsibility of the project. The installation of the proposed traffic signal shall be complete and in operation prior to relocation of the Metro Green Line Station bus terminal in conjunction with Phase II of the project.
2. The project also shall be responsible for the cost of the design and modification of the existing traffic signal located at the intersection of Aviation Boulevard and 116th Street. Detailed signing and striping plans and traffic signal plans shall be submitted to Public Works for review and approval. The applicant shall construct the modifications to this traffic signal prior to occupancy of the Phase II project.

Mr. David Shender
September 20, 2011
Page 2

3. Upon notice of concerns raised by residents that the Project's on-site parking is spilling over onto the neighboring residential streets, the Project shall be solely responsible for the costs to establish a preferential parking district to the satisfaction of Public Works and the residents. The Project shall be responsible for these costs to initially establish the parking district including signs, permits, and administration Public Works administration. If no concerns are raised up to 2 years after the issuance of the occupancy permit for Phase II, the Project shall be released from the responsibility of establishing a preferential parking district. The boundaries of the parking district shall be determined by Public Works with input from residents and the Project developer, including but not limited to Judah Avenue and 117th Street. The residents shall be responsible for any permit renewal costs thereafter.

The City of El Segundo shall review this document to determine whether they concur with the Supplemental Analysis' findings for the intersection of Aviation Boulevard at El Segundo Boulevard. Any written comments from the City shall be submitted to Public Works.

If you have any further questions regarding the review of this document, please contact Mr. Isaac Wong of our Traffic Studies Section at (626) 300-4796.

Very truly yours,

GAIL FARBER
Director of Public Works



DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

IW:cn

T:\4:\pub\WPFILES\FILES\STU\ISSAC\IR\AVIATION STATION\SUPP ANALYSIS.DOC

cc: Department of Regional Planning (Samuel Dea)

bc: Land Development (Nyivih, Burger)



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH PREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: T-4

August 12, 2010

Ms. Francesca S. Bravo
Linscott, Law & Greenspan, Engineers
236 North Chester Avenue, Suite 200
Pasadena, CA 91106

Dear Ms. Bravo:

**AVIATION STATION PROJECT
TRAFFIC IMPACT STUDY (NOVEMBER 17, 2009)
DEL AIRE AREA**

As requested, we have reviewed the Traffic Impact Study for the Aviation Station Project located on the east side of Aviation Boulevard between Imperial Highway and 117th Street in the unincorporated County of Los Angeles area of Del Aire.

We generally agree with the Traffic Impact Study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area.

The cost of the traffic signal installation at the proposed combined driveway for Metro Park and Ride and Caltrans Maintenance Facility on Imperial Highway shall financially be the sole responsibility of the project. The installation of the proposed traffic signal shall be complete and in operation prior to relocation of the Metro Green Line Station Bus Terminal.

The project also shall be responsible for the cost of the design and modification of the existing traffic signal located at the intersection of Aviation Boulevard and 116th Street. Detailed striping and signal plans shall be submitted to Public Works for review and approval. The applicant shall construct the modifications to this traffic signal prior to occupancy of the project.

TH

Ms. Francesca S. Bravo
August 12, 2010
Page 2

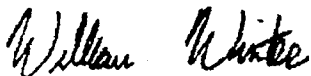
Caltrans shall be consulted for any possible California Environmental Quality Act impacts to the freeway mainline and ramps in the area. Therefore, we ask that you provide Caltrans with a copy of the Traffic Impact Study so they have an opportunity to review it prior to public circulation. Any written comments received from Caltrans should be submitted to Public Works and included in the Environmental Impact Report.

The City of Los Angeles and the City of El Segundo shall review this document to determine whether they concur with the Traffic Impact Study's findings of the potential California Environmental Quality Act impacts. Any written comments from the Cities shall be submitted to Public Works and included in the Environmental Impact Report.

If you have any further questions regarding the review of this document, please contact Mr. Isaac Wong of our Traffic Studies Section at (626) 300-4796.

Very truly yours,

GAIL FARBER
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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
cc: California Department of Transportation (Elmer Alvarez)
City of El Segundo (Stephanie Katsouleas)
City of Los Angeles Department of Transportation (Tomas Carranza)
Department of Regional Planning (Paul McCarthy)

bc: Land Development (Narag)

TENTATIVE MAP DATED 08-18-2011
EXHIBIT MAP "A" DATED 08-18-2011

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. A revised sewer area study for the proposed subdivision (PC12111AS, dated 09-08-2011) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.



Prepared by Tony Khalkhali
tr70853s-rev3.doc

Phone (626) 458-4921

Date 09-21-2011

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Part of Aviation Boulevard is in the City of Los Angeles jurisdiction. The applicant shall obtain a construction/encroachment permit for any improvements/works constructed on Aviation Boulevard to the satisfaction of the City of Los Angeles.
6. Install a separate water irrigation systems for recycle water use per landscape plans.
7. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Works.
8. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.


Prepared by Tony Khalkhali
tr70853w-rev3.doc

Phone (626) 458-4921

Date 09-21-2011



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 70853 Map Date: August 18, 2011 - Ex. A

C.U.P. _____ Vicinity: 0590A

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☒ Additional fire protection systems shall be installed in lieu of suitable access. Requirements will be determined during the building permit review process.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends clearance of the Tentative/Exhibit Map as presently submitted with the following conditions of approvals: (See additional sheet for details)**

By Inspector: Juan C. Padilla Date September 26, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

Subdivision No: TR 70853

Map Date: August 18, 2011 - Ex. A

TENTATIVE MAP - CONDITIONS OF APPROVAL

- 1 Provide a detail study to the Fire Department confirming compliance of current Fire Department access standard for the proposed emergency vehicle access gate location on the knuckle of Judah Ave and 116th St prior to Final Map clearance. Modification of the proposed vehicular gate or additional vehicular gates for emergency access maybe required.
- 2 Submit a gate detail indicating the gate location, gate width, knox box location, and construction details for all proposed gates, vehicular and pedestrian, to the Fire Department for review and approval prior to Final Map clearance.
- 3 Submit a cross section and details on the proposed delineation method along with minimum weight capacity for the northerly Fire Lane (Promenade) for review and approval prior to Final Map clearance. Approved signs and/or stripping are required on all Private Driveway and Fire Lanes.
- 4 Submit information, a landscaping plan or other detailed plan, indicating the proposed tree species to be planted adjacent to the proposed Fire Lanes for review and approval prior to Final Map clearance.
- 5 All proposed Fire Lanes shall be design to support a live load weight capacity of 75,000 pounds to accommodate a fire apparatus. Especially the portion of the northerly Fire Lane (Promenade) located above the subterranean parking deck. Indicate compliance on the architectural plan prior to building permit issuance.
- 6 Approval of the proposed exit staircases with roof access will be performed during the architectural plan review process prior to building permit issuance. The proposed staircases are subject for additional requirements.
- 7 Review and approval of the fire control rooms, fire sprinkler systems, and the entire fire protection system will be performed during the architectural review process by the Fire Department prior to building permit issuance.
- 8 All proposed gates shall comply with the Fire Department's Regulation 5, Limited Access Devices and Systems.
- 9 Any limited access device not proposed on the Exhibit Map shall be reviewed and approved by the Fire Department prior to installation. Detailed design plans will be required.
- 10 The development of this project must comply with all applicable codes, ordinances and regulations for construction.

By Inspector: Juan C. Padilla

Date: September 26, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 70853 Map Date: August 18, 2011 - Ex. A

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 3500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 7 public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per the fire flow test conducted by Golden State Water Co dated 04/27/09, the existing water system is NOT ADEQUATE. The Golden State Water Co will upgrade the water system and install the required fire hydrants (as indicated on the Exhibit Map) to meet the Fire Department water requirements.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date September 26, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	70853	DRP Map Date: 08/18/2011	SCM Date: 09/29/2011	Report Date: 09/07/2011
Park Planning Area #	18B	DEL AIR / MARINA DEL REY	Map Type: REV. (REV RECD)	

Total Units **376** = Proposed Units **364** + Exempt Units **12**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	1.70
IN-LIEU FEES:	\$683,439

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$683,439 in-lieu fees.

Trails:

No trails.

Comments:

The proposed project includes a total of 376 multi-family units. Seven single-family residences, two two-family residential buildings (4 units), and eight (8) apartment units are proposed to be demolished. Credit is given for the 12 multi-family units to be demolished; no credit for the seven single-family residences.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section

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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 70853	DRP Map Date: 08/18/2011	SMC Date: 09/29/2011	Report Date: 09/07/2011
Park Planning Area # 18B	DEL AIR / MARINA DEL REY		
			Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **376** = Proposed Units **364** + Exempt Units **12**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.08	0.0030	0	0.00
M.F. < 5 Units	2.93	0.0030	0	0.00
M.F. >= 5 Units	1.56	0.0030	364	1.70
Mobile Units	2.99	0.0030	0	0.00
Exempt Units			12	
Total Acre Obligation =				1.70

Park Planning Area = 18B DEL AIR / MARINA DEL REY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.70	\$402,023	\$683,439

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.70	0.00	0.00	1.70	\$402,023	\$683,439



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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September 28, 2011

Tract Map No. 070853

Vicinity: Inglewood

Tentative Tract Map Date: August 19, 2011 (3rd Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 070853** based on the use of public water and public sewer as proposed. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:  Phone No: (626) 430-5382
Ken Habaradas

Date: September 28, 2011